THE REAL ESTATE MARKET.

BENJAMIN BRUCE TAKES A LEASE OF THE PUTNAM HOUSE.

James Hanley Buys a Narrow Business Building at 36 West Thirty-third Street -An Elevator Flat in Lenox Avenue is Given in Trade for a Bronx Plot.

A very considerable amount of business was transacted in the brokerage branch of the market last week. The activity was especially noteworthy in lower and middle slanhattan and in the suburbs. It was the more remarkable because of the feeling of uncertainty which prevails with regard to the general outlook for the market.

The need of large sums of money to finance the extensive building operations of last year is urgent. A majority of the new constructions are carried on building loan mortgages bearing interest at 6 per cent. Most of these have expired and are virtually

Builders have for some time found it extremely difficult to replace such loans with "permanent" 5 per cent. mortgages. the failure to provide which makes it impossible to offer new constructions for sale. When railway and industrial corporations are offering short term notes at 6 per cent. on so large a scale as is being done at present the prospect of any important influx of 5 per cent. capital to the realty loan market star from encouraging.

This uninviting prospect is not being overlooked. It is, indeed, the chief cause of the direction which current real estate activity is taking. The construction of tenements in Manhattan fell of more than o per cent. in January, as compared with

the same month a year ago.

However, professional operators are convinced that the opening of new transportation will create such a demand for property in the centre of the city, on the one hand, and in its outlying sections, on the one hand, and in its outlying sections, on the other, that the monetary outlook becomes a matter of secondary importance. On the strength of this belief they are buying freely "in the dearest and in the cheapest"

reighborhoods.

The big operating companies are paying liberal prices for unique sites in the heart of the city. It is argued that the ground floor area available for stores in lower and noor area available for stores in lower and niddle Manhattan cannot be increased and that the same holds true with regard to sites assuring peculiar advantages in the way of light and air for tall buildings. To buy such sites is thought to involve no

An example of the application of this theory was furnished last week in the purchase of the Everett House by a syndicate purchase of the Everett House by a syndicate of corporations. The site, facing Union Square and looking down Broadway and Fourth avenue, is desirable in many ways, and especially for its light and air. Another unique site, facing St. Paul's; changed hands and there were several more sales of similar character both uptown and down-

The movement in high priced realty was supplemented by an equally noteworthy activity in the suburbs, where syndicates are buying up acreage tracts for resale in lots and where builders are planning one and two family houses on an

unprecedented scale. Meanwhile some relief of the tension the loan situation is expected from a in the loan situation is expected from a further reform of the mortgage tax law. According to the annual report of the Title Guarantee and Trust Company, "it is confidently hoped that the present Legislature will pass an amendment allowing the rerecording of the old mortgages. If this is done the mortgage tax laws of the State will at last be in such shape as to greatly flavor mortgage investments," and induce. favor mortgage investments and induce we believe, the lending of largely increased sums on this desirable security. The company's mortgage sales for the year amounted to \$73,121,000, against \$74,689,000

Private Sales.

Private Sales.

THIRTY-THIRD STREET.—J. Romaine Brown & Co. have sold for William W. Strouse to James Hanley No. 36 West Thirty-third street, a four story store and office building, on lot 17.6x98.9. The parcel adioins the plot running through to Thirty-second street, on which W. & J. Manger, bankers, are to erect a twelve story office building with a ground floor arcade. P. A. Geogehan represented the buyer in the present sale.

FORTY-FIFTH STREET.—William G. Bash

FORTY-FIFTH STREET,—William G. Park has sold to Mitchell A. C. Levy No. 49 West Forty-fifth street, a four story and base-ment dwelling, on lot 18.9x109.5. ment dwelling, on lot 18.9x100.5.

LENOX AVENUE.—Lizzie Frankel has sold to Silberberg & Saul No. 552 Lenox avenue, southeast corner of 138th street, 'a seven story flat with stores on plot 99.11x-100. The buyers give in part payment No. 1141 to 1169 Vyse avenue, fifteen three story brick dwellings, on plot 300x100.

113TH STREET.—F. V. Calder & Co. have sold for Samuel G. Bayne, president of the Seaboard National Bank, the plot 200x100.11 on the north side of 113th street 125 feet east of Broadway.

east of Broadway.

162D STREET.—David Stewart has sold for Marion T. Milligan the three story and basement dwelling at No. 434 West 162d street, on lot 19.6x98, to Frank P. Schimpf for convenement.

for occupancy.

112TH STREET.—Louis Lese has bought No.
174 East 112th street, a five story tenement, on lot 25x100.11. Max Blau was the broker.

AVENUE B.—Max Blau has sold for Louis Harris to Isaac Goldberg the six story tenement at the southwest corner of Avenue B and Sixth street, on plot 89x42.6. BLEECKER STREET.—Crist & Herrick have sold for Nettie Reutlinger Nos. 311 and 313 Bleecker street, old buildings, on plot

40x75.

145TH STREET.—Du Bois & Taylor have sold for the Fashion Realty Company and Kraus & Schwab, respectively, the two five story double flats, at Nos. 502 and 504 West 145th street, on plot 58x99.11.

131ST STREET.—Robert Levers has sold to E. Bachman Nos. 24 and 26 West 131st street, two five story flats on plot 50x99.11. EIGHTY-THIRD STREET.—Walter has sold for a client to Sampson H. Schwarz No. 211 East Eighty-third street, a four story and basement dwelling, on lot 20x

17TH STREET.—C. F. W. Johanning has resold for John Basse No. 313 West 117th street, a five story double flat, on lot 25x

FOURTEENTH STREET.—Segman & Arono-witz have sold to Haupt & Schwartz Nos. 328 and 330 East Fourteenth street, two four story tenements, on plot 45x103.3. 129TH STREET.—Arnold & Byrne have sold for Leon Kronfeld No. 151 West 129th street, a five story double flat, on lot 25x99.11. THIRTY-NINTH STREET.—The Jackson Brothers' Construction Company has sold Nos. 433 and 435 West Thirty-ninth street, two five story tenements, with stores, on plot 50x08.9.

HIRTY-SECOND STREET.—Pocher & Co. has sold for Margaret Burns to Theodore Abelson for investment No. 148 West Thirty-second street, a three story and basement dwelling, on lot 16.8x72.6.

Miscellaneous

Miscellaneous.

The Putnam Holding Company has leased to Benjamin Bruce of Chicago the Putnam House, at the northeast corner of Pourth Avenue and Twenty-sixth street, for a term of years. It will be continued as a hotel after extensive alterations have been made.

The Rickert-Finlay Realty Company has made several sales during the last week to the Long Island Railroad Company, with the object of facilitating the work of double tracking and straightening its North Shore division route between Flushing and Great Neck, which is to be electrified this summer. The great double curve where the road crosses the estate of Bloodgood Cutter is to be eliminated, and at several points the grade is to be changed in order to permit of faster operation or less interference with street traffic. At the Mill Neck road crossing the tracks will be raised twelve feet, and the whole station plot at Little Neck will be raised ten feet, in order to meet the street grades of the new suburb, Westmoreland, how under development by the Rickert-Finlay Company. The same company's Douglas Manor property is crossed by the railway at its southern end, where the Long Island people have bought a strip 1,000 feet long from the realty company for their double tracking. The contractors for the grading are limited to 120 days for their work, and it is hoped to have the whole line running by electricity this summer. is hoped to have the whole line running by electricity this summer.

On the Orange Mountains, overlooking Montclair, N. J., a new hotel, to be known as the Moutclair, is soon to be opened. The Montclair is now rapidly approaching completion and has been built and fitted up with the idea of affording an all the year round home for individuals or families who are accustomed to the best. It is within sight of New York and easily reached by rail or motor car. The hotel will open May 1.

The B. N. Dawley Real Estate Company

The B. N. Dawley Real Estate Company

The Corwin to an investor for \$10,000.

CITY REAL ESTATE.

If you want to dispose of your property and are looking for quick results, send particulars to my office.

Have a number of cash buyers for both large and small properties which

sire to exchange their present holdings—will add cash for suitable offerings.

MORTGAGES.

CITY REAL ESTATE.

THOS. M. HENNEBERRY MANAGEMENT OF

PROPERTY. A new department of my officeto be in charge of a man who under-stands this branch thoroughly—has must be good propositions and located in this borough. Have clients who debeen started at the request of clients, for owners who desire to be relieved the personal care and attention to the details involved in looking after their holdings. The business of those who appreciate a service that will be conducted on lines to suit both Landlord and Tenant with a view of obtaining best results is solicited. Have various amounts of money to loan for clients on improved property at 4½ and 5%. Full particulars must be forwarded with all applications.

If you want to buy, sell, mortgage or exchange Manhattan Real Estate and desire the services of a progressive office communicate with me.

Suite 47 206 BROADWAY Tel., 2797-Cort.

West St. Property FOR SALE.

SIX STORIES AND BASEMENT. ABOUT 35,000 SQUARE FEET. SUITABLE FOR STORES OR MFQ. 40 H. P. BOILER. dependent Electric Elevators. Large Fireproof Vault.

ESTABLISHED IN 1836. J. ROMAINE BROWN & CO.

A. H. SPENCER, 97 Codar St.

Brokers, Agents. Appraisers.
NO. 53 WE'T 33D STREET.
NORTHEAST CORNER BROADWAY.
Telephone No 5472-381.
Washington Helahts Property a Specialty.

Geo. R. Read & Co. REAL ESTATE Head Office: 60 Liberty St., near B'way. Branch: 3 East 35th St.

Over \$100,000 Loaned of the \$500.000 at 4% to 5% on NewYork City property. Also funds for Building Loans. JAMES L. LIBBY,

Tal. 1807 John. New York. 98th st., ad), cor. Columbus av.; good house, 3d av., cor. 163d—Junction, 3 lots.
450 Washington st.; cheap small house,
Grand "L" to Lewis st.; small house.
3d av., 100th; large triple house.
6th av., near office; store, 4 story.
Good cheap West Side tenement houses.
CYRILLE CARREAU, Agent, 796 6th av. (45th)

ON VESTRY ST., NEAR Lot, 25x190, at \$5,000 below value, or will erect usiness Building to suit tenant.

JAS. H. CRUIKSHANK, Owner, 50 Pine st. A GOOD selection large and small properties for vestments and speculation properties. Principals YRILLE CARREAU, Agent, 796 6th av. (45th).

MORTGAGE LOANS.
A. M. JOHNSON & CO.,
156 Broadway. Phone 6817 Cort.

6TH AV., near 37th st.; 4 story. CYBILLE CARREAU, Agent, 798 6th av. (45th). LEXINGTON AV.—Improved corner below 34th CYRILLE CARREAU, 796 6th av. (45th). TITLE INSURANCE CO. Insures

BUSINESS PROPERTY WANTED. LOFT WANTED—About 4,500 square feet, with ower; below Canal st.; state rent and full particuars. G. TUNISON, 17 West 125th st.

REAL ESTATE LOANS.

\$150,000, all or part, to loan; improved property ORTLANDT MORTGAGE COMPANY,62 William at

report the following sales at Richmond Hill South: To C. Miloy, one lot on Hamilton avenue, \$550; to A. Reedy, one lot on Hamilton avenue, \$550; to A. Reedy, one lot on Hamilton avenue, \$550; to H. Anson, two lots on Hamilton avenue, \$750; to W. W. Peabody, two lots on Hamilton avenue, \$750; to W. W. Peabody, two lots on Hamilton avenue, \$750; to W. McBrien, Jr., two lots on Metropolis avenue, \$1,600; to F. Heins, four lots on Church street, \$2,760; also, to F. Heins, two lots on Brisgs avenue, \$1,380; to William and Kate Bruhn, two lots on Walnut street, \$950.

The Crawford Real Estate and Building Company has sold about \$400,000 worth of their property on the Boston Road to several buyers in the last two months. The New York, Westchester and Boston Railroad Company has a station at Baychester avenue in the centre of the property.

G. Waldo Smith, Jr., and Innes & Center have sold for R. Robert his twenty year lease of No. 28 West Forty-sixth street, a four story dwelling, on lot 20,8x100.5, to a company which will alter it for business purposes.

H. L. Suydam & Co. report the following leases: Store and basement at the southeast corner of Houston and Wooster streets to Benjamin Bloom; store, basement, and first loft at Nos. 178 to 180 Grand street, to the Columbia Gas Fixture Company; the entire building at No. 449 Broadway, running through to Mercer street, to Frank & Bauer, and 9,000 square feet in Nos. 149 to 185 West Twenty-fourth street for Fletcher, McCutcheon & Brown.

The H. H. Fuller Realty Company has

building at No. 449 Broadway, running through to Mercer street, to Frank & Bauer, and 9,000 stuarc feet in Nos. 149 to 155 West Twenty-fourth street for Fletcher, McCutcheon & Brown.

The H. H. Fuller Realty Company has leased for Mrs. Robert Stafford to the John Church Company the entire new building at No. 37 West Thirty-second street for a long term of years.

The Ernestus Gulick Company has sold No. 438 Eighth street, between Seventh and Eighth avenues, Brooklyn, a two story stone dwelling, 18x45x100, for J. D. Burroughs to Charles B. Bligh.

The McKnight Realty Company has sold for the Lawrence-Manor Company at Bay Side, L. I., several parcels, as follows: Ethel Doran, two lots: William Troupe, three lots: John B. Smeraldi, two lots: Anne L. Wright, two lots, and Paul F. Haase, two lots. For the Whitestone Realty Company, at Whitestone, L. I., Frederick Elmquist, six lots, and for the Murray Heights Realty Company, at Broadway-Flushing. L. I., to John Ferguson, Jr., fifteen lots.

Plans have been filed with Building Superintendent Murphy for a nine story printing house to be erected for Albert Fillmore Hyde as owner on the plot Nos. 257 to 263 West Seventeenth street. It will have a frontage of 127 feet and a depth of 72 feet, with an extension and a fagade of Indiana limestone. It has been leased by William Steiner Sons & Co. and will be known as the Steiner Building. It is to cost \$200,000. The architects are Townsend. Steine & Haskell.

Plans have been filed for a two story cottage of frame construction to be built on Mountain road, north of 208th street, and to form a nanex to the Colonial house overlooking the Hudson at this point and owned by Ursula C. Burns. The cottage is to cost \$3,000, according to the estimate of Henry F. Cook, the architect.

McKlim, Mead & White, as architects for the city, have filed the plans for the northwestern section of the new Bellevue Hoapital, which in its entirety is to occupy the grounds on First avenue from Twenty-sixth to Twenty-ninth streets, and will cost \$9,000

WE RENT FOR YOU

REAL ESTATE-BOROUGH OF QUEENS

FOR SALE. 10% WILL SECURE A PLOT AT BEAUTIFUL Elmhurst Heights, THE HIGHEST GRADE RESIDENTIAL PARK IN NEW YORK CITY.

NEARER TO HERALD SQUARE, MANHATTAN, AND EASIER OF ACCESS Than HARLEM of BRONX 300% Profit Guaranteed Within a Year

by the one hundred million dollars now being expended for improvements di rectly benefiting this ideal spot. ALL IMPROVEMENTS MADE.
NO ASSESSMENTS.
SEND POSTAL FOR BEAUTIFUL
MAP AND VIEWS. Bankers Land Corporation,

100 ACRES FLUSHING Large frontage, on two roads; few minutes from third rail L. I. R. R., on line of tunnels, near permanent improvements; will be worth double the price for which it can be bought within the year; orfice very low; much less than price obtained for land in immediate neighborhood; very reasonable

LEONARD MOODY R. E. CO., 187 Montague st., Brooklyn.

APARTMENT HOTELS.

Botel Endicate

Columbus (9th) Av., 81st to 82d St. 81st St. "L" Station at the door.

Accommodations for 500 Guests.

Beautifully sunny furnished Suites of two or more rooms and bath, overlooking Manhattan square. Single Rooms, with or without bath. All modern appointments. Hotel and Restaurant service of the highest New York standard.

Rentals at moderate rates for transient or season guests.

or season guests.
Our Pictorial Guide to New York, sent free on request, gives much valuable in-NEW ENDICOTT CO ..

Proprietors.

HOTEL **BRUNSWICK**

European and American Plan.
This favorite Family Fireproof Apartment Hotel
is now under new and competent management.
Handsomely furnished Suites and single Rooms
with bath, at moderate rates.

Transients Accommodated, WM. R. THOMPSON, Manager

Telephone, 2930-79th. 11TH ST., 15 E., THE ALABAMA-Elegantly furnished apartment; private bath; \$1.50 daily including meals, two, \$25 weekly; one, \$15.

SELECT APARTMENTS

ABOVE 14TH ST., EAST SIDE.

The Oakdale, 36-38 W. 35TH ST., NEAR 5TH AV. BACHELOR APARTMENTS Suites of 2 and 3 rooms and bath, bodying every modern convenien ply superintendent on premises

Apply superintendent on premises of FORT AMSTERDAM REALTY CO. 128 Broadway. Tel., 5163—Cort.

TO RENT TO RESPONSIBLE PARTY BEST LOCATION ON 5TH AVE.
APPLY TO LEON KING, 890 BROADWAY.

THE MELROSE CENTRAL PARK WEST, CORNER 168TH. HIGH CLASS MODERN ELEVATOR APARTMENTS: Seven Room Apartment; Reat, \$000.

REAL ESTATE-BOROUGH OF BRONX. FOR SALE.

SOME MORE SEMI-DETACHED

JOHNSON HOUSES

on Whitlock Av., at Hunt's Point Road, three blocks from Simpson St. Subway station. The houses contain 15 rooms, 2 baths, 3 tollets; built, decorated and trimmed under supervision of the firm, the pioneer in the erection of two-family brick houses in the Bronx, having built and sold almost as many of this class of houses as all other builders combined.

Houses can be seen daily and Sunday.

GEORGE F. JOHNSON'S SONS' CO. 1044 Westchester Ave.

REAL ESTATE FOR SALE.

At Prospect Av. Station of Subway.

\$500, cash or time, buys 25-acre poultry, fruit and vegetable farm, new 3 room cottage, Oakdale Traot, Waverly, Va., midway Richmond and Norfolk; finest climate, water, markets and society. Other farms \$10 acre and up. F. H. LABAUME, A. & I. Agt., N. & W. Ry. Box AD, Roanoke, Va.

COUNTRY seat on the shore at Rowayton, Conn., shout 5 acres of land substantial house of 10 rouns, and barn; price \$16.00. Address F. D. LAYTON, South Norwalk, 'conn. Virginia Homes, all sizes, best soll; good mar-keta; finest climate in the U.S. For particular-send 10c. for a 3 months' subscription to the Vir-ginia Farmer, box 663 Emporia, Virginia.

BIG bargains in Farms, Houses and Building sites. SUFFERN REAL ESTATE CO., Suffern REAL ESTATE TO EXCHANGE.

GENTLEMAN'S estate, St. Lawrence River, also place in Westchester County to exchange for city property, will pay cash in addition for desirable property. Address J. S., box 115 Sun office.

REAL ESTATE WANTED.

I WANT \$2,000 first mortgage on my house on two (2) lots in Westchester County; interest 6%, Dr. H. Y. HALLEY, 104 East 125th st., city.

FOR SALE.

REAL ESTATE-BOROUGH OF QUEENS. | REAL ESTATE-BOROUGH OF QUEENS.

Send for Advance Information

about our New Developments which will be ready for the market in the Early Spring.

Rickert-Finlay Realty Co.

1 West 34th Street.

The Largest Developers of Real Estate in Queens Borough.

Over one thousand acres, with all city improvements, within the limits of New York city, and within twenty minutes of Herald Square when the bridges and tunnels are completed.

Write to-day for particulars of our TEN-YEAR

PAYMENT PLAN for home building.

SELECT APARTMENTS.

ABOVE 14TH ST., WEST SIDE.

ABOVE 14TH ST., WEST SIDE.

COUNTRY OUIET AND PURE AIR IN THE

A TENANT WRITES:-"Driven from the city by noise and dirt, I sought relief in the country—along the Hudson and the Sound, and in New Jersey—but nothing desirable could be found that did not cost more (everything considered) than on the upper west side. Then I tried Wash-

thing considered) than on the upper west side. Then I tried Washington Heights, where among scores of new apartments not one was found without some drawback—chiefly inconvenient arrangement of rooms and absence of quiet. Finally I reached Dyckman street station on the Subway. Two blocks westward I found two apartment houses built on lines of common-sense and refinement. Dyckman street runs into the Speedway on the east and connects with the beautiful Lafayette Boulevard on the west, where it connects with Old Broadway, three minutes' walk from the Hudson. The apartments face south on the finest piece of scenery in Manhattan—primeval rocks and trees forming Mount Washington the eastern Palisades. To the west they adjoin Inwood forming Mount Washington, the eastern Palisades. To the west they adjoin Inwood (a thickly wooded hill interspersed with handsome country residences) and the Hudson and the western Palisades. All this is only 25 minutes to City Hall, but COUNTRY QUIET REIGNS, one gets a seat every time and there is no change of cars or ferries and no long walk or double fares. All Subway trains are express. The Amsterdam av. and Broadway (Kingsbridge) cars pass within half a block. School house one block away. Van Cortlandt Park is reached in ten minutes—golf, skating and all seasonable sports. The apartments are perfectly arranged, good sized rooms; extra large kitchens and bath rooms; no dark corners; abundant closet room; halls, stairways, rooms all decorated with a degree of good taste and refinement rarely discovered among builders. I prefer the apartment I selected to one I occupied for several years on Central Park West in the nineties, and yet it costs me one-third less." These apartments are specially suited for professional people, and will prove a boon to those who appreciate quietness and cleanliness, with accessibility to the city and its conveniences and pleasures.

The Solano and Monida Apartments, 207 AND 209 DYCKMAN and seven room sultes; moderate rents. Take Subway to Dyckman street station and walk west two blocks; or Amsterdam avenue cars, transferring to Broadway and Kingsbridge road line.

M. MCCORMACK CONSTRUCTION COMPANY, OWNERS, ON PREMISES.

REAL ESTATE. REAL ESTATE. CAUSES LESS WEAR ROOF

AND TEAR ON ROOF than any other dryer. No walking on roof. Line comes to you. Can be taken in after wash. All iron work galvanized. Lasts a lifetime. Fits any slope of roof. Holds 110 feet of line. Flats rent and sell quicker with them on. Cheapest for landlord; most satisfacand Balcony Dryers. Write for catalogue A.

HILL DRYER CO., 1133 Broadway, N.Y. Telephone 3022

REAL ESTATE-NEW JERSEY.

-33

FOR SALE. ATTRACTIVE HIGH GRADE RESI DENTIAL SECTION—ORADELL, 45 MIN-UTES MANHATTAN, VIA ERIE; COM-PLETE SEWERAGE SYSTEM AND ALL OTHER IMPROVEMENTS; OVER-LOOKING PALISADES AND HACK-ENSACK VALLEY; \$800 FOR 50x150; MORE VALUABLE, ACCESSIBLE AND ONE-THIRD LONG ISLAND PRICES. JOHN N. FALKINBURG, 1133 BROAD-

BLOOMFIELD, eight minutes from Newark trolley, five minutes from Erie; on 50 ft. lot, 2½ story slate roof house; plazza front and side; it rooms and bath, extra tollet; ten years built: new furnace and range; house recently painted; possession May 1st; bargain at \$5,000; \$2,000 csn remain at 5%; come by Lackawanna to office. NATHAN RUSSELL.

GLEN RIDGE, N. J., lot 50x160; house 20x30; plazza 7x20; 212 story frame, eight rooms, five years built; every improvement; modern bath, shade trees; corner; 34,500, terms to suit; come by Lackawanna to office. NATHAN RUSSELL.

GLEN RIDGE, N. J., on main avenue, three 100x140 or four 75x180 building lots, near station school, churches; surrounded by fine residences; sell \$10 front foot below actual worth; come by Lackawana to office. NATHAN RUSSELL. AT LONG BRANCH I have 3 large furnished cottages on Ocean front to rent for the season at \$600. Address box 5, Station B, Long Branch, N. J.

DWELLING HOUSES TO LET.

A.-A.-A.-25th st., West, large 4 story, \$3,000. 25th St., West, large 4 story, \$3,000, 44th st., West, large 4 story, \$2,500, 44th st., West, large 3 story, \$2,500, 72d, near Park, large 4 story, \$1,800, 72d, near Park, large 4 story, \$3,300, Many other large and small houses every part of city residential of business purposes.

CYRILLE CARREAU, Agent, 796 8th av. (45th),

Furnished. 44th, West, large 3 story, nicely furnished, 45th, near 5th, large 4 story, restaurant, 46th, West, large 3 story and restaurant, 58th, West, large 4 story, nicely furnished, 64th, West, large 4 story, nicely furnished, CYRILLE CARREAU, Agent, 796 6th av. (45th)

TO LET FOR BUSINESS PURPOSES FOR RENT-New Store and Basement in the heart of the shopping district, Hart-ford Connecticut, Nos. 40, 42 and 44 Pratt Street. Store space about 4,100 square feet; basement about 3,500. Both store and basement suitable for wholesale and retail business. Apply to ANDREW J. BROUGHEL, 739 Main St., Hartford,

CORNER STORE AND BASEMENT
Northeast corner Forth Avenue and
12th Steet.
ABSOLUTELY FIRE ROOF BUILDING,
Two Blocks from Subway Fibress Station.
Store 3,500 Square Feet.
Rasement 10,000 Square Feet.

W. M. BENJAMIN, 17 William St. OFFICES TO LET,

TEMPLE COURT, Ruland & Whiting Co., Agents, ON PREMISES.

FURNISHED ROOMS TO LET. 1-FURNISHED rooms, with private bathroom hot and cold water, steam heat, elevator and hote service; cars to all parts of the city; cannot be equalled for the money. THE ROLAND, Park av. and 59th st.

APARTMENTS TO LET-FURNISHED ON RIVERSIDE DRIVE—Fully furnished apartment, eight rooms, bath and servants tollet; antique mahogany: linen, silver, china, books, &c. beautirul view; good air, Mrs. ALEXANDER, is West etch. SELECT APARTMENTS-BROOKLYN.

Tenant will sublet on Brooklyn Heights, 3 Rooms & porcelain bath. Hot water. Steam heat. Electric light & Elevator. Parquet floors, beautifully decorated. 22 Plerrepont St. opp. Willow St. Ernestus Gulick Co., 350 Fulton St.

Opposite Prospect Park. Suite of 7 rooms and bath. Newly decorated. Hardwood cabinet trim. Steam heat. Hot water. 186 Prospect Park West. Ernestus Gulick Co., 350 Fulton St.

Near Prospect Park Plaza, overlook-ing the Park. Corner suites, 7 Rooms & porcelain bath. Hardwood trim & floor. Elevator. Steam heat & Hot Water: Decorations to suit. Ernestus Guilek Co., 330 Fulton St.

204 McDONOUGH ST. \$55-\$67.50—Seven and eight rooms and bath; hardwood finish; open tiled bathroom; hot water supply, gas ranges, parquet flooring; resident janitor; open dally. Sumner Realty Co., 471 Sumner Av.

WESTCHESTER COUNTY. FOR SALE.

New Rochelle.

NEW ROCHELLE Have about 300 acres lying between Paine monument and Wycugyl Golf Club, with large frontage on North av. trolley; property extends back to Quaker Ridge road, Larchmont; will sell, subject to mortgage of \$247,800, which expires 1986, containing convenient release clauses and bearing the unusual interest of 2 per cent.; all neighboring properties are being successfully subdivided; will make terms within reason. Address MAXWELL, S. MANNES, box 770, New Rochelle.

HOTELS AND RESTAURANTS. A.—ELEGANTLY furnished apartment; private bath; \$1.50 daily; including meals, two, \$25 weekly one, \$15. THE ALABAMA, 15 East 11th st.

REAL ESTATE WANTED

WANTED—To purchase seven room house for summer home in Jersey; must be cheap; within 1½ hours Wall street. SUMMER, box 115 Sun office. MACHINERY.

STEAM PUMPS for all purposes; 19x38x15x24 Worthington Compound Duplex; capacity 4,000,000 gallons in 24 hours. Blake, 12x16x18 Duplex Low Service Pump, 12in. discharge. Centrifugal Pumps, 3 to 12 inch. Write for pump list. WICKES BROS., 139 Liberty st. FOR SALE.

POR SALE—Hoe Rotary Web Press; prints size sheet 29x42'4; in good order. Call or address MUNRO'S PUBLISHING HOUSE, 24-26 Yande-water st., New York. BUSINESS PERSONALS. A. K. C.-Mother is very, very sick. If you care

OFFICE FURNISHINGS

to see her alive, return immediately. All matters LOST, FOUND AND REWARDS.

PATENTS. PATENTS PROMPTLY SECURED. Shepherd & Parker, Patent Attorneys, 729 F St., Washington D.C. Handbook for inventors sent upon request.

SAFES STIFFEL & FREEMAN, Now and shoop, 78 Duane st. near Broadway.

CITY REAL ESTATE. BOROUGH OF BROOKLYN.

CITY REAL ESTATE. BOROUGH OF BROOKLYN.

"WHY WE SELL SO MANY HOUSES."

BECAUSE, NO PLACE EQUALS BEAUTIFUL FLATBUSH. BROOKLYN, FOR AN ALL-YEAR-ROUND HOME PLACE, BEING HALF WAY BETWEEN THE MOST BEAUTIFUL OCEAN RESORT IN THE WORLD AND NEW YORK BUSINESS CENTRE.

BECAUSE. WE ARE THE DIRECT REPRESENTATIVE FOR ALL BEST AND FIRST-CLASS BUILD-ERS IN FLATBUSH, AND ARE ALSO KNOWN TO BE ABLE TO DISPOSE OF ANY PROP-ERTY QUICKLY AT MARKET VALUES. HENCE WE ALWAYS HAVE BARGAINS TO OFFER YOU.

BECAUSE, THERE IS NO LOCATION OR A STYLE OF A HOUSE THAT YOU CAN ASK FOR, THAT WE CANNOT SHOW YOU. FROM \$4,000.00 TO \$75,000 EACH. WE HAVE ONE-FAMILY. TWO-FAMILY, THREE-FAMILY AND APART-MENT HOUSES TO OFFER YOU. BECAUSE,

YOU ARE UNDER NO OBLIGATIONS TO BUY A HOME, OR A PROPERTY, NEITHER DO WE WANT YOU TO BUY THROUGH THIS OFFICE, UNLESS YOU ARE FULLY SATISFIED THAT YOU HAVE WHAT YOU WANT. YOU ARE INVITED TO BOTHER US ALL YOU CHOOSE AND AS LONG AS YOU WANT TO. UNTIL WE HAVE FOUND FOR YOU WHAT YOU WANT.

BECAUSE. THE FOLLOWING FEW PROPERTIES HEREIN BELOW MENTIONED, ARE WORTHY YOUR CONSIDERATION AND IN-SPECTION IF YOU ARE INTERESTED IN BUYING IN THIS SECTION. THEY ARE DECIDED BARGAINS. OFFICE OPEN SUN-DAYS AND EVERY DAY.

BUYS BEAUTIFUL HOME ON HAWTHORNE STREET UPON A PLOT 50x100; HOUSE HAVING 10 ROOMS AND BATH, MODERN IN EVERY WAY, NEWLY AND BEAUTIFULLY DECORATED THROUGHOUT. SCREENS AND SHADES ARE INCLUDED IN THE PRICE. A STABLE MAY BE BUILT ON THESE PREMISES, IF SO DESIRED. BUYS BEAUTIFUL HOME ON FENNIMORE ST.:

HOUSE HAS 10 ROOMS AND BATH, BEAUTIFUL HARDWOOD TRIM THROUGHOUT, OPEN PLUMB-ING, NICELY DECORATED, AND A DECIDED BAR-GAIN AT THE PRICE. TERMS EASY. BUYS BEAUTIFUL HOUSE OF 11 ROOMS AND BATH, \$10,500 ON PLOT 50x100, "PROSPECT PARK SOUTH" SEC-

TION. HOUSE HAS BEEN NEWLY DECORATED AND WAS BUILT BY MR. JOHN PARKIN; NEEDS NO BETTER RECOMMENDATION. BUYS BEAUTIFUL HOME, IN ONE OF THE BEST \$12,000 PARTS OF "DITMAS PARK." HOUSE HAS 11 ROOMS AND BATH, HEATED 1. STEAM, BEAUTIFUL COM-BINATION GAS AND ELECTRIC FIXTURES, PAR-

OUET FLOORS. HARDWOOD TRIM. BUYS PERFECTLY ELEGANT HOME WITH 12 ROOMS AND 2 BATHS, MOST BEAUTIFULLY DECORATED THROUGHOUT. THE COMBINATION GAS AND ELEC-TRIC FIXTURES IN THIS HOUSE WOULD DO CREDIT IN A HOUSE WORTH \$50,000. HOUSE IS LOCATED IN "PROSPECT PARK SOUTH" IN ONE OF THE BEST

N. B.—WE ARE THE SOLE AGENTS FOR THE UNIMPROVED BUILDING PLOTS LEFT FOR SALE IN "BEAUTIFUL PROSPECT PARK SOUTH." A LIST WITH PRICES OF SAME WILL BE GLADLY MAILED YOU OR SENT YOU THROUGH YOUR OWN

BROKER UPON APPLICATION. Star & Crescent Realty Company,

801 FLATBUSH AVENUE.

BROOKLYN, N. Y. A GRAND HOME and a Fortune in Profits Price \$30,000.

Mortgage \$35,000. This beautiful home is situated on Flatbush av. Brooklyh. In the midst of the most aristocratic section, surrounded by every convenience known to a modern city; the grounds are over an arce in area; stable and carriage house; this offers an excellent opportunity to a party with about \$15,000 cash to live here a few years and then sell the lots for more than three times the purchase price, thus clearing about \$100,000; such instances are numerous in Harlem and Williamsburg and certainly will be repeated here. For particulars apply to R. FREEMAN, 23 Park row. New York.

PROSPECT PARK SOUTH \$14,500 A beautiful modern one-family house; 14 rooms and 2 baths; strictly up to date in all details; first mortgage, 5 per cent.; can arrange for second mortgage.

JUDSON H. PAIGE AVENUE C AND EAST ELEVENTH ST. Take Franklin, Dekalb av. and Smith st. cars to Avenue C. New 2 Family Stone Houses Best in the market, 2 story and basement, 14 rooms, 2 baths; oak trim, parquet floors, furnace and asbestos heaters, decorated throughout, asphalist, all stone houses in block; 30 minutes to Park Row; overlooking N. Y. Bay; only few left; see them to-day; easy terms; open evenings and Sunday, JOHN E. SULLIVAN, builder, on premises, 583 47th st., near 5th av. Office 5th av. and 52d st.

\$11,000-" Opposite the Park"--\$11,000 Fine corner two-family bouse, containing 12 rooms and 2 baths; open plumbing, steam heat, parquet foors; newly decorated; excellent opportunity for a professional man; inspection will be convincing. Open Lincoln's Birthday.

GHEGAN & LEVINE, No. 117 Kingston Av., Bir'lyn.

36300. Dean Street near Fourth Ave. and new subway entrance. Bargain in a three story and basement frame dwelling; 21x42x100.

Ernestus Gullek Co., 350 Pulton St. MUST BE SOLD.

A 2 story and basement brownstone, 20x100: 8 coms and bath; fine condition; suitable for two amilies; on Lexington av., near Stuyvesant; price N. D. HOUSE, 236 RALPH AV. \$6000. State Street near 3rd Ave. Private 3 story & basement brick dwelling. 20x45x100. 14 rooms. Less than cost. Near to all car lines. Ernestus Gulick Co. 250 Fulton St.

FISKE TERRACE, FLATBUSH, 'ACKERSON HOUSES" \$12,000 UP. Detached, one family dwe. ing. T. B. AUMS RSON COMPANY, New York offices: 140 Nassau St

CLOSING ESTATE IN FLATBUSH. Splendid lots, winter prices; any terms; un-paralleled investment. ALBERT EDWARDS, 215 Montague st., Brooklyn.

DECATUR ST., 13 room two story basement brick 2 family bouse, 37,00% only \$2,000 cash; fine location. KETCHUM BROS., 129 Raiph av., B'klyn.

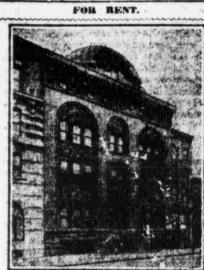
100 DWELLINGS

TAKE YOUR CHOICE \$4,590 to \$15,000. ,000 cash and upwards, Balance easy terms.

176 Remsen St., Brooklyn *******

Ask your broker for the properties of

REALTY ASSOCIATES,



For Rent Recently Occupied by THE CRESCENT ATHLETIC LLUB This modern brick and stone building, 50x100 feet, on Clinton St., between Fulton and Pierrepont Sts. IN THE HEART OF THE BUSINESS DISTRICT.

Bowling alleys, billiard room, gymnasium, swimming tank, grill room, dinng room. An up-to-date clubhouse in every re-Will alter to suit.

Full particulars from THE JOSEPH WECHSLER ESTATE, 60 Wall St., N. Y. City.

Other advertisements under these classifications will be found in Main Sheet